

ELLICOTT CITY WATERSHED MASTER PLAN - ONLINE INPUT/SURVEY SUMMARY

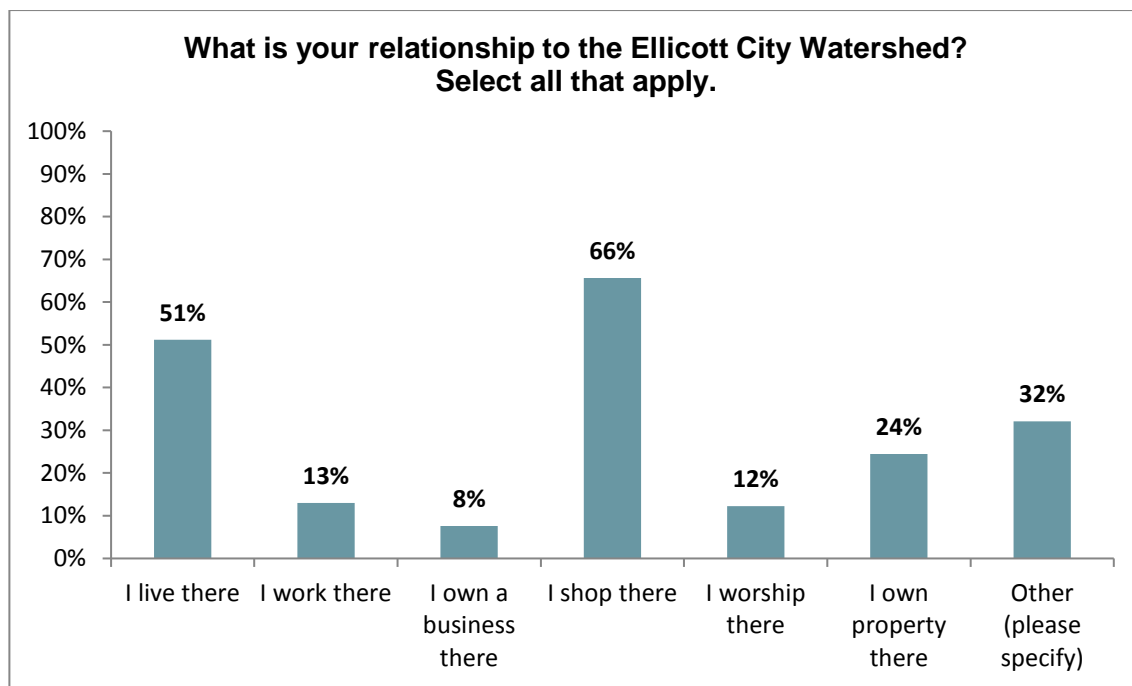
RELATED TO PUBLIC WORKSHOP #6 – 25 OCTOBER 2018

Howard County offered an online input option/survey following the [Ellicott City Watershed Master Plan](#) October 25, 2018 public workshop. At that sixth public workshop of the master plan series, the master plan consultants presented new and refined concepts.

Survey respondents were asked to respond to standard questions about themselves, then provide feedback on concepts and ideas presented at the workshop for: Lower Main, Upper Main, the West End, the Courthouse area, the Tiber-Hudson watershed and debris management.

Responses to Standard Questions

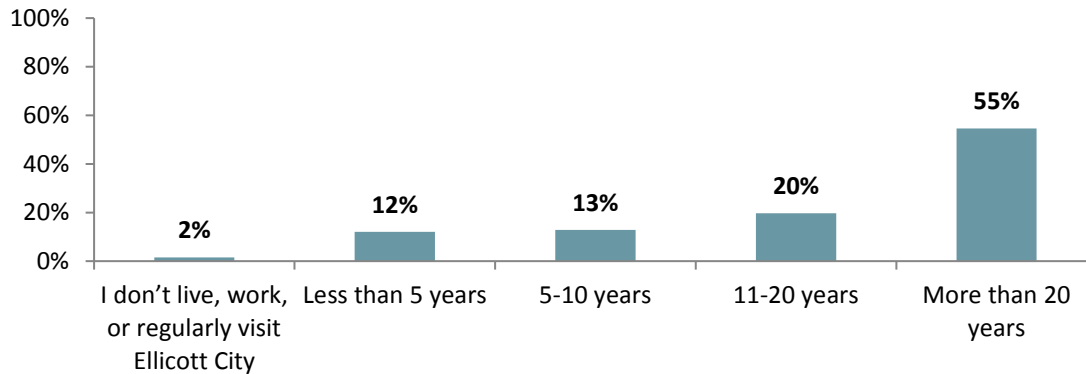
These questions were repeated from prior workshop surveys and feedback forms for continuity.



Examples of 'Other' included: community advocate, volunteer, engineer, cyclist, visitor, former resident, former business owner, and former property owner.

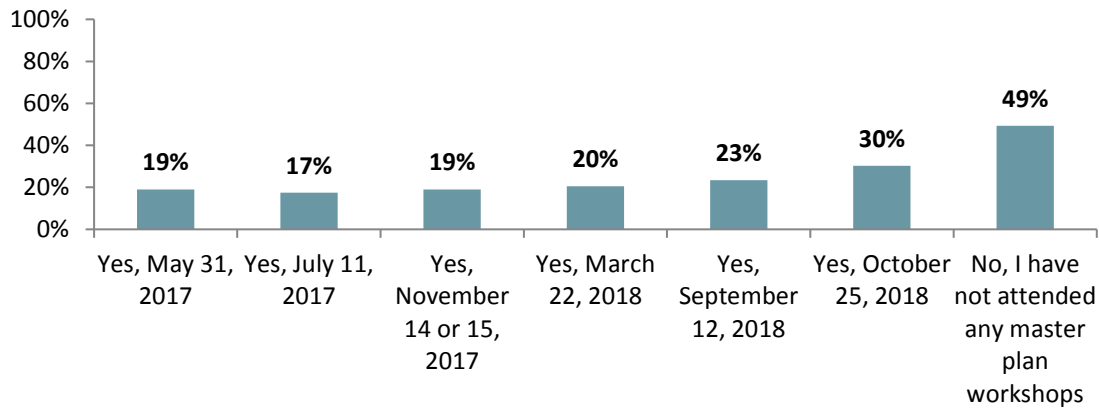
Answer Choices	Responses	
I live there	51%	67
I work there	13%	17
I own a business there	8%	10
I shop there	66%	86
I worship there	12%	16
I own property there	24%	32
Other (please specify)	32%	42

How long have you lived, worked, or regularly visited (shopped/dined/worshipped) in Ellicott City?



Answer Choices	Responses	
I don't live, work, or regularly visit Ellicott City	2%	2
Less than 5 years	12%	16
5-10 years	13%	17
11-20 years	20%	26
More than 20 years	55%	72

Have you attended Master Plan workshops? Select all that apply.



Answer Choices	Responses	
Yes, May 31, 2017	19%	25
Yes, July 11, 2017	17%	23
Yes, November 14 or 15, 2017	19%	25
Yes, March 22, 2018	20%	27
Yes, September 12, 2018	23%	31
Yes, October 25, 2018	30%	40
No, I have not attended any master plan workshops	49%	65

Summary of Responses to Concepts – Lower Main/Riverfront Area

Respondents were asked to review concepts and ideas for the Lower Main/Riverfront area in the [PowerPoint presentation \(slides 78-161\)](#) or [meeting video \(advanced to Lower Main\)](#) before providing feedback to the questions below.

Questions: *What are your reactions to the concepts? What was missing from the presentation but should be captured in the draft plan? What should be considered to make implementation of the concepts and ideas successful?*

Responses:

Reactions – Support for the Concepts (Lower Main/Riverfront Area)

- Could be a beautiful area, community amenity, and help the community come together
- Having a much bigger outdoor space for people to gather will be wonderful
- Will be a great destination for families and tourists alike
- Will give the area a new vibe and more options for outdoor dining and recreation
- Additional open space is welcome
- Love the pedestrian common areas, bridge over the river and plans for shade
- Positive from aesthetic, accessibility and business standpoints
- Looks awesome, concept is great, creative and imaginative
- Looks very well planned out
- Could help bring more foot traffic to Lower Main
- Makes the best of a bad situation
- Most feasible option for near-term action
- Very helpful; these buildings need to be removed
- An open park/greenspace is a much better option than boarded up buildings
- Saddened to lose so many historic buildings, but understand the need for safety
- Very good concept to address an old concern as well as a growing and increased concern for public safety
- Expansion of pedestrian routes will foster meandering and can help slow traffic and runoff
- Trolley Trail extension over Patapsco will be a great attraction for Lower Main

Reactions – Concerns about the Concepts (Lower Main/Riverfront Area)

- 4-6 feet of water can still carry cars and people down Main Street
- Channel expansion has not been sufficiently tested and vetted
- County plans to date do not address or resolve the issue of flooding
- Concepts erase unique historic features and improvements to safety are not sufficient
- Upon removal of the 10 buildings, the south side of Lower Main (from Old Columbia Pike to Maryland Avenue) will be dominated by buildings built after the 1984 fire
- Planters could be washed away in a flood and cause damage. Stone embedded in channel could be torn up and washed away.
- Only invest in the expanded stream channel if existing historic structures cannot be safely preserved
- Space is too large for Ellicott City – enormous compared to rest of streetscape
- Expanded channel/Riverwalk will lack character and look artificial

- Old town charm cannot be fully replicated
- Potential impact to/new risk to B&O Railroad Museum
- CSX has not affirmed consent to twin culverts under Maryland Avenue
- Twin culverts will be plugged by the first car that washed into that ditch
- Tailwater impact from the Patapsco on the channel
- Amenity space will be a raging rapid during any storm
- Without a permanent building moratorium, all of this will be for naught
- Too much new built environment
- Associated “new commercial growth” is too modern, too Columbia-like
- Wrapping facades around a parking garage sounds strange, like “Disneyland-ing” of history
- Connection to St. Paul could cause parking issues for private residences on College Avenue

Considerations/Requests for Implementation (Lower Main/Riverfront Area)

- The sooner its built, the better. This is long overdue. Implement now, please!
- Continual maintenance to clear sediment/rocks to keep floodplain functional. Designated entity to clean channel before and after storms. Keep debris out of Maryland Avenue culverts.
- “Human scale” design
- Variety of step sizes and terraces preferable. Consider retractable terraces if the stream channel needs to be wider.
- Include shade, include some trees
- Needs less concrete/stone/hard surfaces; needs more vegetation, planter beds and naturalized areas. Include as much greenery as possible.
- Natural stone embedded in the stream channel. Rustic and historically compatible design, using local materials.
- Consider history, architecture, building materials in designs
- Ensure new construction and elements will adhere to Ellicott City Historic District design standards
- Maintain blue-collar charm
- Keep remnant walls and remnant foundations
- Keep the Caplan’s sign in place
- Retain facades, save as many facades as possible, in place
- Look at “Ruin Squares” found throughout Europe
- Replace destroyed and/or demolished buildings with their replicas and/or reproductions matching 18th and 19th-century Howard County buildings in terms of scale, material and style
- Use steel frames
- Avoid steel ghost frames – they do not convey the different types of building styles and facades
- Avoid contemporary art/laser lights as interpretive outlines of removed buildings
- Avoid flood level markers throughout town which may scare people away
- Include sign by the railroad tracks with flood elevations
- Signage to tell Ellicott City’s story and history (not only in Lower Main, from Oella to the West End)
- Signage directing people towards appropriate locations (high ground) during flood events
- Educate all visitors on watershed activity and safety
- Without restaurants and bars along the stream channel, will not be successful
- Provide space for a couple food trucks near the Tiber

- Do not encourage new merchants to move in before major retention facilities in place in the watershed
- Consider undergrounding utilities in duct banks as part of the expanded stream channel work
- Move powerlines behind buildings
- Oella Trolley bridge over Patapsco is a good idea; don't overdesign it
- First parking garage should be in Lot A
- Avoid the trolley bridge and garage in Lot A; they will bring additional noise, traffic, vehicles, pedestrians, trash etc.
- Add a walking path along New Cut from Taylor Village to Ellicott City
- Connect Ellicott City to Elkridge via the Patapsco Valley State Park. Extend the Grist Mill trail from Ilchester to Mulligans Hill to connect Patapsco Valley State Park to Ellicott City.
- Add a playground or tot-lot to Lower Main or anywhere on or along/near Main Street
- Property and business owners should do more to address accessibility into and within properties
- Consider increased density for zoning on St. Paul Street to help replace lost space from building removal
- There should be absolutely no parking on Main except for deliveries and limited disabled parking spots with a way to contain vehicles in a flood event
- Make sure improvements do not make existing condition worse, and do not contribute to safety hazard and more property loss

Ideas for alternative or additional flood mitigation projects (Lower Main/Riverfront Area)

- Deepen the stream bed
- Dredge the Tiber
- To ensure the Lower Main stream channel is not destroyed in a flood situation, invest first in retention ponds to decrease volume entering town from above
- Invest in retention to keep as much water as possible from reaching Lower Main. Start with New Cut.
- Build the tunnel bore. Build a south tunnel bore placed at a higher elevation between New Cut Road and Columbia Pike, at 145-150 feet elevation, to prevent tail waters
- Divert water from New Cut to Patapsco under St. Paul from a higher elevation
- Find other options to avoid removing buildings. Find a way to move flood waters away from Main.
- Build decorative stone walls on either side of Main Street for its entire length to form an aqueduct; could include gates, lighting, planters, internal utility conduit, etc.

Requests for additional information (Lower Main/Riverfront Area)

- Are the materials shown in the channel feasible?
- What are the implications of 4-6 feet of water on safety and remaining businesses?
- What are you doing now to keep us safe?
- What are the logistic and financial differences between the twin culverts under Maryland Avenue and the full south tunnel bore option?
- How much water from the 2016 and 2018 storms would be captured by the wider stream channel? How will flood heights change and what is the likelihood of various flood heights?
- Based on hydraulic modeling, would proposed bridges, with woody debris, add to water surface elevations?
- Under the highest tailwater scenario (through modeling outfalls to Patapsco River) would there be water backup to Main Street?
- Can you disclose Lower Main property valuations and public money loaned or granted through the years?

Summary of Responses to Concepts – Upper Main/“Hudson Bend”

Respondents were asked to review concepts and ideas for the Upper Main/“Hudson Bend” area in the [PowerPoint presentation \(slides 162-176\)](#) or [meeting video \(advanced to Upper Main\)](#) before providing feedback to the questions below.

Questions: *What are your reactions to the concepts? What was missing from the presentation but should be captured in the draft plan? What should be considered to make implementation of the concepts and ideas successful?*

Responses:

Reactions – Support for the Concepts (Upper Main/Hudson Bend)

- This project – including removing the arched culvert under Main Street, the Tiber culvert in Lot D, and enlarging the channel – is needed immediately. Looking forward to this being implemented.
- Well thought out, looks great, creates a very elegant space
- Daylighting will add charm and natural beauty
- Looking forward to some nicer outdoor spaces and the people, shops and restaurants that come with it
- Positive from aesthetic, accessibility and business standpoints
- Parking garage with retail in Lot D will be a great addition. Will establish “human scale” for the space. Wrapped parking garage makes up for losses of business space on Lower Main.
- Activating the open space and including an urban feel are very good approaches
- Making the Log Cabin part of a historic complex that includes the Granite Manor (Fort Barnard property) behind Lot F would bring more visitors to this end of town
- Green area around Lot F parking lot is positive
- Parking garage in Lot F seems appropriate – will be needed as the courthouse area gets redeveloped. Artist studios and green space are nice additions to a Lot F garage.
- As many pedestrian crossings as possible would be helpful. Like the interconnecting trails.

Reactions – Concerns about the Concepts (Upper Main/Hudson Bend)

- This is a dynamic design and will require adjustments as other issues come to light
- Concerned this concept will not successfully mitigate floodwaters nor stop the water from being dangerous and potentially deadly. Plan does not make Ellicott City safe from flash flooding.
- Opened channel is not very visually appealing. Big concrete bowl to catch water.
- No buildings should be removed
- New structures too close to widened stream channel; debris could cause water to overrun its banks and destroy new buildings. This is a natural floodplain area.
- Wrapped parking garage in Lot D would take away a major gathering space for festivals
- New building could clash with more historic looking structures in area.
- A parking garage should not be built in Lot D. Building new buildings makes me uneasy. I do not support development up here.
- Do not build a parking garage in Lot D – a multi-storied structure would dominate the area, obscuring Tongue Row and the natural greenery of the cliffs. Concerned that a Lot D parking garage will result in loss of sight lines and openness currently present.
- New commercial spaces could compete with existing spaces.

- Deck parking more than one-story high would be too large scale for Lot F.
- No parking garage or studio space is necessary in Lot F; instead add retaining walls, cleared debris, more green space and porous surfacing for the parking lot

Considerations/Requests for Implementation (Upper Main/Hudson Bend)

- Ensure “human scale” is maintained in designs.
- More green space around the river. Less concrete/built structures, more vegetation and naturalized areas.
- Prevent cars from Lot D from getting swept into the river
- Make sure the parking deck structures are fully surrounded with retail/restaurants
- Parking garages don’t fit the look and feel of the town, but are acceptable if needed for flood mitigation/life safety
- Large buildings seem too blocky and not in keeping with character of the old town; could be addressed with more attention to details on the façade that tie it into old town. New buildings must look historic. Uphold the beauty and representation of Old Ellicott City. Take cues from the Tongue Row buildings and have more of an “old world” feel.
- Use stone for terracing and stone building facades to blend into historic Main Street
- Use actual stone rather than stamped stone veneer on new construction
- Don’t apply old facades to a Lot D garage
- Wrapped parking garage should be fully accessible
- Make the parking garage a smaller footprint but taller
- Add rooftop dining to the parking structures – would be a huge draw and provide safety from flooding for the restaurants
- Parking garages should be up-zoned for density with residential too to be economically viable for a public private partnership; these structures can accommodate storm water management underneath, feature rock dug out from underneath on facades, and help replace square footage lost in demolished structures
- Use public-private partnerships to build donut buildings in Lots D and F, which could take advantage of access to lower and upper levels from Old Columbia Pike and Ellicott Mills Drive, and feature free public parking with additional retail, office and residential space to replace lost square footage
- Address how disruption will be minimized during construction
- Wayfinding should include more watershed features, more like a tutorial rather than a store guide
- Do not build a parking structure
- A concrete parking garage in Lot F would detract from the historical feel of town
- A Lot F structure should be one-story high with vines growing on it and green space around
- Include space near Lot F for nearby businesses to hold events that promote/support the town
- Put the Log Cabin back on Main Street
- Property and business owners should do more to address accessibility into and within properties
- Figure out how to better handle foot and car traffic in town
- Designate an off-site parking area for shuttle pickup, if possible
- Underground power lines if possible
- Branding is overkill – study something subtler than the purple and pink
- No additional development should be permitted that impacts the watershed. Any buildings removed should be development from the past 10 years.

Ideas for alternative or additional flood mitigation projects (Upper Main/Hudson Bend)

- Divert the water out of the city with tunnels
- Keep Lot D open (without a garage) for additional flood water
- Build decorative stone walls on either side of Main Street for its entire length to form an aqueduct; could include gates, lighting, planters, internal utility conduit, etc.
- Invest first in water retention and/or water diversion upstream
- Do what is possible to allow for optimal water flow

Requests for additional information (Upper Main/Hudson Bend)

- Where would the Ellicott Mills Brewery annex building be moved to?
- What is being proposed to capture water running down Courthouse hill steps into Lot E?
- Will the Hudson Bend stream bed be widened and deepened?
- Will the Tongue Row shops still stay in this scheme?
- Is the H&H proposal to create underground water storage under Lot F off the table? If so, why?
- Can a parking deck in Lot F be used to catch and hold some upstream water during an intense flood event?
- What retention is proposed to stop water from reaching the streams?
- What are required overpasses to flood river flow? Would they survive during a flood event?
- How will debris be managed at these sites?
- Does the Hudson need to be contained under Ellicott Mills Drive?

Summary of Responses to Concepts – West End Area

Respondents were asked to review concepts and ideas for the West End area in the [PowerPoint presentation \(slides 177-186\)](#) or [meeting video \(advanced to the West End\)](#) before providing feedback to the questions below.

Questions: *What are your reactions to the concepts? What was missing from the presentation but should be captured in the draft plan? What should be considered to make implementation of the concepts and ideas successful?*

Responses:

Reactions – Support for the Concepts (West End)

- Plans look great, ideas are very strong
- Enlarging and strengthening culverts is good. Agree with widening the current conduits.
- Love the idea of maker spaces and gathering places for creatives. Thrilled about the maker space.
- Like the ideas for parks. Idea of mini parks or maximizing green space is ideal.
- Traffic calming ideas are great. Love the traffic circle at Rogers Avenue. Sidewalk enhancements are positive. Like the streetscapes along the residential areas. Support road/design efforts to reduce speed.

Reactions – Concerns about the Concepts (West End)

- Plans too nebulous at this point to comment on specifically, concepts seemed vague
- I see nothing good here, poor design
- Not enough water retention to save lives.

- New housing development would be folly here without proper upstream flood mitigation
- There should be a permanent halt to any development in this fragile area. There is no “appropriate” size new residential development.
- Stop proposing more hard-scape and new development – if the West End Service Center ever became available make it a park or stormwater mitigation area
- Maker space concept doesn’t seem financially viable
- Looks like community parking has been eliminated, and speeding is not addressed
- Looks like little can be done here with all the terrain and contiguous road-front housing

Considerations/Requests for Implementation (West End)

- Preventing floods soon is the priority
- Control water here so it does not flow down Main Street
- The 108/84 pipe needs to be totally removed and a bridge installed, and channel and floodplain enlarged – I hope it starts next fall as planned
- Keep the stone walls
- Resources should be used for flood mitigation in the West End, but not for building parks or other things – the West End is not important to commerce, it is just a community near Main Street
- If a building is purchased by county, leave it as open space
- Expanded retail with attractive walking access. More beautification and expanded sidewalks.
- We need sidewalks and traffic calming desperately – revisit speed bumps if possible. Slow the traffic. Crosswalks are needed all the way to Rogers Avenue. Add traffic calming devices for all roads leading into Main Street, including something on the bridge for traffic from the east.
- Avoid speed bumps (noise issue)
- Ensure this street is bicycle friendly
- Parking has continued to be a challenge and should remain on-street – as a residential only parking zone.
- Eliminate on-street and on-sidewalk parking completely, replace with parking behind homes without exception; on-street parking is too dangerous for safety, not just during flood scenarios.
- For the maker space and potential park, manage parking demand – either design it only for the neighborhood, or provide sufficient parking, or bring people via shuttle
- With improvements, more people and more businesses will want to come – make the west side suitable for business expansion
- Require standardized fences
- Please help remedy the derelict houses in some way. Force the owners of the deteriorating row of white town houses to sell or renovate. Owners need to upgrade property conditions.
- Implementation of the plan will have to benefit all four areas (Lower Main, Upper Main, West End and Courthouse) so that all parties are vested in seeing plan through to completion
- I’d rather see some of the Hudson Bend/Lot D ideas applied here where there are buildings that can be reused; this is the best area to add or improve upon the “makers space” including studios, community rooms, etc. and to add parking
- Work with commercial/industrial property owners, not as an imposition but in their interest, to coordinate on targeting tenants to establish an artisan area where “makers” can come together
- Continue to explore options with the West End Service Center – should they choose to relocate a stormwater management area would be wonderful, followed by a shopping/artisan area. Aggressively

approach the West End Service Center to purchase their property for water retention and/or park space. Purchase the West End Service Center and convert to greenspace.

- Convert 8518 Main Street to a museum showcasing the history of the West End, mill town workers, and experiences with flooding; or a museum focused on flooding and the resilience of people and businesses
- Extend signage in the commercial district to the West End to tell the town's history, what the buildings used to be, etc. Acknowledge the role of the African American community in the history of this neighborhood – maybe through signs and history boards. For buildings that are removed, use history boards that show pictures of what used to be.
- There should be no new development in the Tiber-Hudson watershed. Restrict residential development and enforce restrictions.
- Move or bury utility lines
- Provide 100% grants to West End residents for floodproofing and rebuilding walls – they are the most vulnerable residents (even in a 50-year storm like 2011) and should be given priority for grants
- Label the streams

Ideas for alternative or additional flood mitigation projects (West End)

- Add Howard EcoWorks stream restoration, historic preservation and floodproofing project upstream of colored school to include widening the culvert by 8777 Frederick Road, moving that structure and adding a breakaway bridge to access the historic cemetery
- Convert vacant properties in 8400 block to a storm water management system
- Invest in retention to keep as much water as possible from reaching Main Street. More retention is needed. More upstream mitigation needs to be done.
- Need more bioretention
- Need more debris removal
- Deepen the channel without impacting existing structures
- Start the tunnel immediately. Divert water with tunnels.
- An 8-inch curb is needed to protect homes from runoff

Requests for additional information (West End)

- More details are needed – this was part of the recent presentation that lacked depth. What are the flood mitigation plans? What houses does the county plan to buy? What will happen to the stream and pipes?
- What is being proposed to capture runoff from the Route 29 overpass on Frederick Road?
- Is a berm planned behind 8552 Main Street to direct water away from properties, or will it be added to the plan? Are plans available so the community may be able to act on it themselves?
- How much property would have to be taken for sidewalks and a wider road?
- How will these concepts be paid for and what will they cost?
- Are similar ideas being considered for the Baltimore County side of Ellicott City?

Summary of Responses to Concepts – Courthouse Area

Respondents were asked to review concepts and ideas for the Courthouse area in the [PowerPoint presentation \(slides 187-189\)](#) or [meeting video \(advanced to the Courthouse\)](#) before providing feedback to the questions below.

Questions: *What are your reactions to the concepts? What was missing from the presentation but should be captured in the draft plan? What should be considered to make implementation of the concepts and ideas successful?*

Responses:

Reactions – Support for the Concepts (Courthouse Area)

- Opens up a whole new opportunity to strengthen the community
- Looks good, very good conceptually, exciting
- Love the idea of active uses wrapping a parking deck. Love the idea of an entertainment complex and areas for shops. An opportunity for shops to have a business on higher ground
- Like tying Mt. Ida, Patapsco Female Institute, and Courthouse together better. Like the improved pedestrian connectivity overall.
- Like stormwater management
- Re-purposing the courthouse area is an excellent idea. Support the adaptive reuse of the courthouse itself. Like the idea of using the historic court house for both commerce and public use space.
- Parking garages should be built on Courthouse hill (and not on Lots D and F) to provide safety in the event of future flooding. Has available space for a parking garage; placing structure here would promote use of the old courthouse building.
- An autonomous vehicle shuttle is very realistic and is available right now; a no-brainer and should help deal with loss of parking all along Main Street
- Like the idea of a public-private partnership

Reactions – Concerns about the Concepts (Courthouse Area)

- More development proposed. Any new development is excessive, and will be a mistake
- No discussion of stormwater management. Not enough is being done to mitigate the water.
- Runoff from this beautiful viewpoint is destroying buildings below; retention should focus on vegetation and naturalized areas to protect the historic courthouse and surrounding buildings
- Courthouse itself not addressed – structure has some possible reuses but many obstacles to overcome. Not clear what will be done with the building – this is important to know to make real decisions.
- No discussion of current residential/office buildings adjacent to the courthouse. No discussion of old jail. Large building to back of parking area never discussed for possible reuse.
- Slides were confusing to me – reuse the courthouse where it currently stands, don't move the courthouse to build another parking garage. Unclear about the future of the courthouse location. The courthouse is integral to the downtown as we know it.
- Seems so antithetical to Ellicott City; seems more like an inner harbor or a Downtown Columbia. Nothing historical or interesting about any of these ideas. The whole area is going to look like Clarendon. Upscale, overbuilt and pedestrian – looking like every other upscale and overbuilt commercial district. Turning

Ellicott City into Columbia is the worst idea this county has ever come up with; go look at what they did to Rockville and wake up.

- Feels like forcing a lot of parking
- All depends on who wants to build there. Not sure how much we can dictate without restricting the economic viability of redevelopment.
- The final demise to any authenticity will be when properties are all leased to chain restaurants and stores
- Question the use of the courthouse area for retail – cut off from rest of town; how would retail survive? More and more retail occurs online and in shops with exterior entrances; concerned lack of foot traffic
- Have lost opportunity for public use of Mt. Ida
- Cancel the new courthouse project and use the funding to prevent further loss of life and property in Ellicott City

Considerations/Requests for Implementation (Courthouse Area)

- Fix the watershed before putting any money into this project
- No new development in the Tiber-Hudson watershed
- Keep courthouse as a courthouse and re-funnel many millions earmarked for new courthouse complex into helping Ellicott City cope with water retention issues. Halt construction on new courthouse and use funding to pay for the tunnel.
- Add stormwater management to this site
- Needs more open green space
- Needs to have limited commercial/retail appeal or it will draw too much attention from the heart of Ellicott City. Office would be the best fit.
- Courthouse is an anachronism and can probably not be successfully repurposed other than as residential lofts.
- I see the Courthouse re-purposed like Savage Mill.
- Would love to see this be an “arts” center – bring back HorseSpirit, Cotton Duck, Perspectives, etc.
- Think bigger about moving more amenities up here to safer ground as part of long term plan
- Make area suitable for business expansion
- Assure current nearby residents that new commercial activity will not significantly impact them in a negative way
- Maintain urban and historic feel, human scale, and be consistent with approaches taken throughout town. Maintain historic look. Keep the chunky granite nature of Old Ellicott City, even if as a façade. Make it blend with historic Main Street, using stone and less concrete. Be careful with any building additions that may not match the historical look of the area. I hope the historic façade of the courthouse is not dwarfed by the parking garage and high end uses.
- Keep redevelopment to the courthouse building itself
- Maintain the Courthouse building itself and Mt. Ida as the beautiful and historic buildings they are. Maintain its historic value. Integrity of interior and exterior architecture should not be disturbed when possible. Perhaps a courtroom could be left as is and used for civil ceremonies and as an educational facility.
- As long as new non-porous surfaces are not added and residential density not increased, I am ok with it from a flood-mitigation point of view
- If the Ellicott City business area is to expand into the courthouse area, need a better approach to connectivity as few people will walk that steep terrain. How do other cities handle similar terrain? Maybe

a funicular at some time to improve access and create another attraction. Maintain access and egress – both vehicular and pedestrian – to the upper courthouse area. Explore autonomous shuttles and uber partnering.

- When removing the brewery annex, make the steep climb to the courthouse area more inviting and visible
- Better access to Patapsco Female Institute would highlight this gem. Work on improving fence access to Patapsco Female Institute.
- RFP should not go out until the master plan is more final. Use a public bid process marketed nationwide, highest and best offer, and full disclosure of process. Break the RFP into several RFPs since the project is huge and would benefit from multiple responses. Do not allow a monopoly of property owners
- Developers will need access to plans of existing structure footprints, floorplans, and structural plans to make more meaningful proposals.
- Only include Mt. Ida in plans going forward if the new owner works with the county to make that property an asset for the town
- Structurally relocate buildings from Lower Main which will be removed for channel widening to this area or any safe area; if structural relocation is not feasible, rebuild the historic buildings in flood safe areas so they would be exactly the same.

Requests for additional information (Courthouse Area)

- What commercial areas (currently lawyers office, etc.) might turn over after the courthouse moves? How could these spaces be used for additional shopping, restaurants, and perhaps even an innovation hub, etc.?
- How much additional water run-off would all these new parking garages and buildings produce in an extremely heavy rain event?
- Are there going to be any additional access/escape routes from Lower Main to Courthouse Hill?

Summary of Responses to Concepts – Watershed and Debris Management

Respondents were asked to review concepts and ideas for the Watershed and debris management in the [PowerPoint presentation \(slides 190-195\)](#) or [meeting video \(advanced to the Watershed and debris management\)](#) before providing feedback to the questions below.

Questions: *What are your reactions to the concepts? What was missing from the presentation but should be captured in the draft plan? What should be considered to make implementation of the concepts and ideas successful?*

Responses:

Reactions – Support for the Concepts (Watershed and Debris Management)

- Debris management is extremely important. Agree with the proposed approach. Agree more and better measures needed. Concur with concept. Makes sense to me. Ideas are good. Sooner the better.
- Like the idea of vertical posts. Stream bank stabilization and debris catchers are very important. Something to trap as many trees and other large debris as possible seems vital.
- Important to note that debris makes the tunnel options proposed by some unviable. Debris such as large trees, cars, trash cans, etc. would block entrances to tunnels and leave the town worse than before.

Stormwater mitigation plans included in the master plan and the five-year flood mitigation plans are the best options, based on science and the need to protect people's lives and livelihoods.

- Support more trails for walking and biking

Reactions – Concerns about the Concepts (Watershed and Debris Management)

- Slides were confusing. Poorly understood by the general public about what log-jams do to overpass survival and flow restriction. Seems like a technical concept only someone in the industry could make an informed opinion regarding.
- Not a lot of information here
- There has never been enough done to keep the streams clear of debris, this is also lacking in this plan
- Wood in streams is not debris, it is a natural part of the environment, serving as aquatic habitat and affecting sediment movement.
- Beams to catch debris will only cause dams that will flood whatever's downstream. Steel snags won't catch everything, won't reduce the volume of water, and won't solve anything.
- Wood piles or steel "I" beam piles look like eyesores. Hopefully won't ruin aesthetics of the area, but I understand safety overrides aesthetics. Needed, but hopefully not terribly unsightly.
- New Cut not appropriately addressed. Need more concepts for mitigation on the New Cut branch. Runoff from New Cut road not addressed.
- Plans are putting more people into a stream channel than there are now; goal should be less people in the stream channel and a more natural environment
- Urgency does not seem to be there. Should have been done after the first flood.
- Shoring up stone walls on private property was overlooked

Considerations/Requests for Implementation (Watershed and Debris Management)

- Keeping the debris from "clogging" the channel is imperative to successful design
- Encourage a natural environment that includes natural downed wood and the introduction of artificial wood structures, not the removal of wood; work with nature, not against it. Trees and vegetation should dominate.
- Creatively manage the watershed, not just add tank traps everywhere
- Add Cairn-like stone sculptures where more rigid support is needed. Cover the posts in material that looks like tree trunks or use brown posts to blend in better. Visually appealing, even sculptural piles (example: totem pole). If visible, make sure not an eyesore.
- Focus on elements that are more historic ideas
- Have a small lumber mill in the maker space and use it supply truly locally sourced lumber for projects
- Signage and educational boards near water retention areas to teach the public and highlight new measures
- Add fencing
- County must fix the channel, stream walls everywhere even on private property; Howard County should get easements to fix all walls because lacking stormwater management has destroyed them. County should assist landowners with repairs to stone walls on private property. County needs to buy easements and go in and clean out the stream beds on a regular basis.
- Connect with Howard County EcoWorks
- Lots of talk, no action; still awaiting first major shovel of dirt for stormwater retention
- Explore how much the state and federal governments can help financially and with permitting

- Amount of money proposed for this project is woefully inadequate
- Lure of developer money in these slides is maddening
- Recognize facts from the 2016 H&H study with respect to how old and modern development contribute to flooding
- If you can't solve the problem, step aside and let someone else have a shot at it
- Bring in national and international experts and don't cheap out
- Five-year plan is excellent; now is the time to plan for 6-10 years after completion of the five-year plan
- Residents, property owners, business owners, employees and many people who love Old Ellicott City are at their breaking point and need a credible flood mitigation plan to move forward as quickly as possible. The five-year plan that has been developed is the best shot not only at protecting lives in the future but also at helping people put their lives back together.

Ideas for alternative or additional flood mitigation projects (Watershed and Debris Management)

- Reduce the amount of stormwater going into the river and you'll solve the problem
- Add retention to reduce peak volume of water
- Consider purchasing properties where needed to allow increased culvert sizes where needed
- Address issues in other neighborhoods further upstream which suffer flooding – specifically Dunloggin. Provide more stormwater management in areas that do not have it, like Dunloggin. Retrofit storm drain system in Dunloggin. Please update Dunloggin storm drain system as it is old and failing. There are many sink holes in Dunloggin.

Requests for additional information (Watershed and Debris Management)

- Who will ensure maintenance of these areas? How would the debris management system be maintained?
- In an extreme rain event would fallen trees and limbs end up creating a dam and flooding the surrounding areas? Would they be placed in areas where the streams could flood into a plain without causing damage to roadways and neighborhoods? Would log/debris snares raise problems by creating obstructions that would divert water flow into a narrower channel making it even more dangerous?
- Are 12-20-foot tunnel bores part of the plan?
- How much more land can be developed once the moratorium is lifted, and what kinds of restrictions and conservation measures can be attached to private properties when/if they are developed?
- What is the long-term plan for New Cut road?